RACINE COUNTY SALE OF IN-REM PROPERTIES - 1/3/2024 - 1/25/2024 TREASURER'S RECOMMENDATIONS TO FINANCE & HUMAN RESOURCE COMMITTEE - 2/7/2024

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				1808 RACINE ST / RESIDENTIAL BUILDING	CITY OF RACINE / 276-000017681000	1304 S MEMORIAL DR / RESIDENTIAL LOT	CIT OF RACINE/ 2/6-000010065000	CITY OF BACINE (375 000040055000				1118 BLAKE AVE / RESIDENTIAL BUILDING		CITY OF RACINE / 276-000008126000					917 RACINE ST / RESIDENTIAL BUILDING		CITY OF RACINE / 276-00003715000	LANESHORE DR / RESIDENTIAL LOT		VILLAGE OF ROCHESTER / 176-031918160000			CIRCLE DR / RESIDENTIAL LOT		TOWN OF BURLINGTON / 002-031926193000	PARCEL # - ADDRESS
	€9	\$	\$ 16	\$ 20			49			€9		\$ 30	3		49	€9	€9	49	49			1	45		49	69	49	45		BID AI
4,000.00		14.000.00 N	16,100.00 J	20,000.00 E			1,000.00 F	m	_	11,100,00 J	15,000,00	30,100.00 V	32,000.00		2,100.00	3,500.00	5,000.00	6,000.00	11,500.00	_			4,000.00		1,100.00	1,525.00	2,500.00	4,000.00		BID AMOUNT
ANJUANA AUAME	EVOLVING HOMES LLC / ASHLEY FOLDS	MMA DEVELOPMENT LLC / MARIO ARCE	JORDAN VANGARDE	EVELIN GARCIA	DANIEL DREA		FOLDS	EVOLVING HOMES LLC / ASHLEY	HEESEL ADAIR RANGEL	WISCONSIN HOUSE SOLUTIONS LLC / JORDAN VANGARDE	SERGIO DURAN	MANAGEMENT LLC / CHARLOTTE WHEATLEY	MY FATHER'S HOUSE PROPERTY	CONSTRUCTION SERVICES LLC / ADAM	JORDAN VANGARDE	YAMILE GUADALUPE RANGEL VAZQUEZ	LAHORI UNLIMITED LLC / KARL MCNEIL	MMA DEVELOPMENT LLC / MARIO ARCE	SERGIO DURAN	WHEATLEY	MY FATHER'S HOUSE PROPERTY MANAGEMENT LLC / CHARLOTTE		WHEATLEY	MANAGEMENT LLC / CHARLOTTE	JORDAN VANGARDE	KURT B & JULIE A PETRIE LIVING TRUST	EVOLVING HOMES LLC / ASHLEY FOLDS	WHEATLEY	MY FATHER'S HOUSE PROPERTY MANAGEMENT LLC / CHARLOTTE	BIDDER
REJECT: OUTBID	REJECT: OUTBID	REJECT: OUTBID	REJECT: OUTBID	REJECT: OUTBID	ACCEPT: HIGHEST BID		ACCEPT: ONLY BID		REJECT: OUTBID	REJECT: OUTBID	REJECT: OUTBID	ACCEPT: 2ND HIGHEST BID	ריים וייווייווייווייו טוט	REJECT: RESCINDED	REJECT: OUTBID	REJECT: OUTBID	REJECT: OUTBID	REJECT: OUTBID	REJECT: OUTBID	ACCEPT: HIGHEST BID			ACCEPT: ONLY BID		REJECT: OUTBID	REJECT: OUTBID	REJECT: OUTBID	ACCEPT: HIGHEST BID		TREASURER'S RECOMMENDATION
None Given	Intends to use as a property for Veterans or for low income housing	Intends to repair and use as income property	Intends to rehab and use as rental property	Intends to rehab and use as a rental	Intends to use as a rental		house veterans.	Intends to be used for agriculture and later for a multihome to	None Given	Intends to rehab and use as rental property	Inteds to rehab and potentially use as a rental	G	Intends to use for low income housing	Intends to renovate and either sell or use as primary residence Bid rescinded 02/02/2024	intends to rehab and use as rental property	None Given	Intends to use to transform the neighborhood	Intends to repair and use as income property	Intends to rehab and potentially use as a rental		Rental - Low income housing			Intends to use as investment property	Intends to build a new residential house on the lot	Intends to combine with adjacent property and keep as natural wooded area.	Intends to use as a community garden. Then intends to use as a plot for a tiny home or multihome for Veterans		Intends to use as an investment property	FUTURE USAGE

RACINE COUNTY - IN - REM

Disapprove	Description of Property: LOT 6, BLOCK 9, PACKARD'S SUBDIVISION of PACINE, AND STATE OF WISCONSIN. We, The Undersigned Fi	Costs \$ 48,109.82	Costs (In-Rem / Sale) \$ 11,169.39	Interest & Penalty \$ 9,613.08	Specials \$ 12,807.25	Specials Over \$7,500 \$ -	Tax Principal On Books \$ 14,520.10	Parcel # 276-000008126000	SSS	Date 2/7/2024 City of Pacine
Date	OF CLOVER HILL ADDITION, , inance Committee, By Virtue (iS	Balance Due)8 Deposit	75 Total Due	Recording Fee	Quit Claim Deed	00 Purchase Price	Minimum Bid Price ve	
e Approve	erty: CKARD'S SUBDIVISION OF CLOVER HILL ADDITION, ACCORDING TO THE RECORDED PLAT THERE ATE OF WISCONSIN. We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board		\$ 29,832.00	\$ 2,200.00	\$ 32,032.00	\$ 30.00	\$ 2.00	\$ 32,000.00	59	OFFER TO PURCHASE
Date	Description of Property: LOT 6, BLOCK 9, PACKARD'S SUBDIVISION OF CLOVER HILL ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, AND STATE OF WISCONSIN. We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin	Recommend Approval Racine County Treasurer	- ,	Buyer is responsible for 2025 Taxes, Specials & Assessment	(262) 595-4649	2420 Green St Apt 4 Pagina MI 53402	Great Lakes Restoration & Construction Services LLC	Name address & phone number of Durchaser	Sale Made By: Subsequent Sealed Bid Sale	



Sale Property Address:

Office of County Treasurer
730 Wisconsin Avenue
Racine, WI 53403 262-636-3339 fax: 262-636-3279 RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY IN-REM "SUBSEQUENT" SEALED BID - SALE FORM NO MINIMUM BID REQUIRED

118 BLAKE AUR

Sale Parcel/Tax Key #: > 76 -00000 8 136000									
Bid Offer Amount: #30,000,00									
**Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. *No business or personal checks will be accepted.									
Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization. *If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.									
Name(s): Great lakes Pestoration and Construction Services LLO If you are bidding as a business entity, please put a name as a point of contact Business Entity / Organization: Skip if you are bidding as an individual									
Mailing Address of Bidder: 27 20 greenst Poone, WI 53402 Apt 9									
Mailing Address of Bidder: 2700 greenst Poone, WI 53402 Apt 4 Phone Number(s): 262-595-4649									
Email Address: Adam & great lake STCS. NET									
Intended Use of Property Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.									
I for recently moved to racina afen years ago, and									
I am cultently renting. I would either more in accevaling									
to neighborhood, I have to make oute my construction									
to neighborhood. I have to make some my construction equipment is sate and my son and I or I model do the remissions assort and sell, adoling value to the nichborhood,									
The indecided on living in or Selling.									

Chook was if you int	Will this parcel be the primary residence of the buyer? Check yes if you intend to move into the property within 1 year of purchase. Check no if you do not intend to move in within 1 year or if this will be a rental or investment property. Yes No Negrotiae Meghbor had to the property within 1 year or if this will be a rental or investment property.										
Predominant Use: For questions regar (262) 886-8440. For	Predominant Use: For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.										
√ Single family	☑Single family □Multi-Family □Time Share Unit □Agriculture										
□Commercial	□Utility	□Mfg/Telephone Co									
□Misc. (explain): _				,							
Please read the fo	Please read the following statements and mark all applicable boxes.										
		quent real estate taxes to Racinal estate taxes to Racinal	ne County, nor am I associated with ty.	1.							
🖾 swear and cert	ify that I have no outstan	ding judgments, health, building	, or zoning code violations.								
⊠I swear and cert	ify that I am not a relative	e of the former owner of the abo	ve listed property.								
☑ I have read and	understand the terms of	sale for Sealed Bid Sales.									
Mave not owne previous five years		taken by Racine County in an l	In Rem Foreclosure Action in the								
Please disclose an under the bidder/s	y additional properties ov ownership or control. (At	vned by the person/s bidding, b tach an Addendum if you can n	ousiness entity, LLC, or Corporation ot fit them in the space provided)								
				_							
				_							
aden Clee	ud	0/1	124/24								
Bidder's Signature		Æ	Date Signed	¥							
Bidder's Signature			Date Signed								

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure or it can be obtained from the County Treasurer's office at the counter.

Latus, Jeffrey

From:

Adam Villarreal <adam@greatlakesrcs.net>

Sent:

Friday, February 2, 2024 11:15 AM

To:

zz For External Use Only: RCTreasurer

Subject:

Bid withdrawal

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I would like to withdraw my bid for 1118 Blake avenue. Do to unfortunately unforeseen financial matters that I'm afraid will hinder my success to the property. I would still like to see the success to the property and neighborhood, so it's best for my withdrawal to a more competent party. If I can make any professional recommendations it would be to reward a smaller bidding party leaving room for a larger construction budget and still leave enough room for a profit margin. It's a rare case scenario with this specific project that will require a larger construction budget.

Thank you for your time and patience, I sincerely apologize to the ladies at the counter for dealing with my attitude. I did not do my due diligence, however I did learn a lot from my first bidding process. I hope to one day enter the auction market with a more accurate plane of success carefully thought out and repair budget in place. I plan on serving Racine county and its residents successfully in 2024.

Thank you Jeffrey for calling me and explaining the process to me and encouraging me and exercising patients with me. You shined light on my ignorance int the due process. Thank you

Greatlakes restoration and construction services LLC

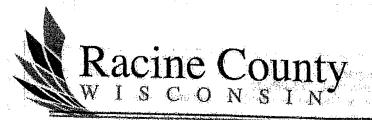
Adam Villarreal

262-595-4649

RACINE COUNTY - IN - REM

Costs	Costs (In-Rem / Sale)	Interest & Penalty	Specials	Specials Over \$7,500	Tax Principal On Books	Parcel #	Address	Date 2/7/2024
49	\$	\$	₩	\$	44	276-000	1118	City of Racine
48,109.82	11,169.39	9,613.08	12,807.25	t	14,520.10	276-000008126000	1118 Blake Ave	tacine
	Balance Due	Deposit	Total Due	Recording Fee	Quit Claim Deed	Purchase Price		Minimum Rid Drice
	\$ 24,112.00	\$ 6,020.00	\$ 30,132.00	\$ 30.00	\$ 2.00	\$ 30,100.00		OFFER TO PURCHASE
Recommend Approval Racine County Treasurer		Buyer is responsible for 2025 Taxes, Specials & Assessment	(262) 745-3127 (262) 745-3127	P.O. Box 231	My Father's House Property Management LLC	Name, address & phone number of Purchaser		Sale Made Rv. Subsequent Sealed Rid Sale

	,			Disapprove	We, Th	Description of Property: LOT 6, BLOCK 9, PACKARD'S SUBDIVISIO OF RACINE, AND STATE OF WISCONSIN.	Costs	Costs (In-Rem / Sale)	Interest & Penalty	Specials	Specials Over \$7,500	Tax Principal On Books	Parcel #	Address
					e Undersigned Financ	'S SUBDIVISION OF C	\$ 48,109.82	\$ 11,169.39	\$ 9,613.08	\$ 12,807.25	t .	\$ 14,520.10	276-000008126000	1110 DIAKE AVE
				Date	æ Committee, By Virtue	LOVER HILL ADDITION,		Balance Due	Deposit	Total Due	Recording Fee	Quit Claim Deed	Purchase Price	
1	-				of Authority Vested In U	ACCORDING TO THE R		\$ 24,112.00	\$ 6,020.00	\$ 30,132.00	\$ 30.00	\$ 2.00	\$ 30,100.00	
				Approve Date	We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin	Description of Property: LOT 6, BLOCK 9, PACKARD'S SUBDIVISION OF CLOVER HILL ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, AND STATE OF WISCONSIN.	Recommend Approval Racine County Treasurer		Buyer is responsible for 2025 Taxes, Specials & Assessment	(262) 745-377 (262) (262) 745-377 (262) mytatherhouses59@ordail.com	P.O. Box 231	My Father's House Property Management LLC	Name address & phone number of Durchaser	



Office of County Treasurer 730 Wisconsin Avenue

730 Wisconsin Avenue Racine, WI, 53403 262-636-3339 fax: 262-636-3279 RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY IN-REM "SUBSEQUENT" SEALED BID - SALE FORM NO MINIMUM BID REQUIRED.

Sale Parcel/Tax Key #:	25.00 (2.00 (
Control of the second s	276-0000		000	
Bid Offer Amount:	\$ 30,100.0			7. 11 14 150 150 150 1
**Enclose a deposit in the form payable to the Racine County T	APA CAMINAN ABARA A AAA			
Print the name(s) of the bidders well on the line marked Business "If your bid is accepted by the Cothe Quit Claim Deed will be reco Name(s): My Fafke If you are bidding as a business Business Entity / Organization Skip if you are bidding as an indi Mailing Address of Bidder: Phone Number(s): 262 Email Address: My fath	ounty Board, the name/entity rded under as the new own with House Properties, please put a name a vidual Charlotte P. O. Hox 2 - 745 - 213	y you make you er on record. Cuty Maes a point of cont Uhea	ir initial bid by will be the wagencate of the second of t	he name/entity
Intended Use of Property Explain in detail how you intend to Board's approval of the sale.	o use the property. Intended	l usage may be	a determining factor in	the County
Low Income ho	usi'ay			<u> </u>

Uneck ves if you into	the primary residence tend to move into the proj not intend to move in with	pperty within 1 year of purchase. thin 1 year or if this will be a rental	
Predominant Use: For questions regard (262) 886-8440. For	ding zoning requirements	s, contact the Racine County Zoni call the Racine City Planning Depa	ning and Development Department at artment at (262) 636-9151.
□Single family	図Multi-Family	□Time Share Unit	□Agriculture
□Commercial	□ Utility	□Mfg/Telephone Co	•
□Misc. (explain):	**************************************		e de la companie de l
Please read the fol	lowing statements and	l mark all applicable boxes.	The state of the s
☑ I swear and certify	v that I do not owe deline	and the second of the second o	County, nor am I associated with
图 I swear and certify	fy that I have no outstand	ding judgments, health, building, or	or zoning code violations.
团 I swear and certifi	y that I am not a relative	of the former owner of the above	listed property.
🕅 I have read and u	inderstand the terms of s	sale for Sealed Bid Sales.	AND THE BOOK OF STATES
ப் I have not owned previous five years.	property that has been t	taken by Racine County in an In R	tem Foreclosure Action in the
Please disclose any under the bidder/s or	additional properties owr wnership or control. (Attr	rned by the person/s bidding, busir ach an Addendum if you can not fil	iness entity, LLC, or Corporation it them in the space provided)
1354 Washing	1		Albert St (10t) Racine
WI 53403	· •		The state of the s
To Christ	ine purpose in		24-24 @
Bidder's Signature	Y	Date	Signed
Bidder's Signature		Date	Signed we give the control of the con-

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure or it can be obtained from the County Treasurer's office at the counter.